

## MEMORANDUM

DATE: March 14, 2018  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2018-0189-A – Appeal Period Expired

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The appeal period for the above-referenced case expired on March 12, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File  
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE \*  
(8 Swanhill Drive)  
3<sup>rd</sup> Election District \*  
2<sup>nd</sup> Council District \*  
Elliott & Ashley Mutch \*  
Petitioners \*

BEFORE THE  
OFFICE OF ADMINISTRATIVE  
HEARINGS FOR  
BALTIMORE COUNTY  
CASE NO. 2018-0189-A

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Elliott & Ashley Mutch ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 1B01.2.C.1.b of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed dwelling addition with a 14 ft. side yard setback and combined side yards setback of 44 ft. in lieu of the required 20 ft. and 50 ft., respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee ("ZAC") comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 21, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("B.C.C."). Based upon the information available, there is no evidence

ORDER RECEIVED FOR FILING

Date 2-9-18

By [Signature]

in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 9<sup>th</sup> day of **February, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed dwelling addition with a 14 ft. side yard setback and combined side yards setback of 44 ft. in lieu of the required 20 ft. and 50 ft., respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JEB:dlw

ORDER RECEIVED FOR FILING

Date 2-9-18 2

By BW

  
\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge for  
Baltimore County





# ADMINISTRATIVE ZONING PETITION

## FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

**To the Office of Administrative Hearings for Baltimore County for the property located at:**

Address No. 8 Swanhill Dr Currently zoned DR1 vested R-40  
 Deed Reference 39267 / 91 10 Digit Tax Account # 0307051850  
 Owner(s) Printed Name(s) Elliot and Ashley Mutch

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

**For Administrative Variances, the Affidavit** on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

1B01.2.C.1.b. → To permit a proposed dwelling addition with a 14 ft. side yard setback and combined side yards setback of 44 ft. in lieu of the required 20 ft. and 50 ft., respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2.        **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

**Owner(s)/Petitioner(s):**

|                         |                         |
|-------------------------|-------------------------|
| Elliot Mutch            | Ashley Mutch            |
| Name #1 – Type or Print | Name #2 – Type or Print |
|                         |                         |
| Signature #1            | Signature #2            |
| 8 Swanhill Dr           | Pikesville MD           |
| Mailing Address         | City State              |
| 21208                   | 410-207-9244            |
| Zip Code                | Telephone #             |
|                         | elliott.mutch@gmail.com |
|                         | Email Address           |

**Attorney for Owner(s)/Petitioner(s):**

Name- Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
 Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

**Representative to be contacted:**

J.S. Dallas  
 Name – Type or Print \_\_\_\_\_  
 Signature   
 P.O. Box 26 Baldwin MD  
 Mailing Address City State  
 21013 410-817-4600 jsdinc@aol.com  
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0189-A Filing Date 1/12/18 Estimated Posting Date 1/21/18 Reviewer JS



# Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: No. 8 Swanhill Drive Pikesville MD 21208  
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

Please see attached "Affidavit request basis"

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

P. Elliot Mutch  
Signature of Owner (Affiant)  
Elliot Mutch  
Name- Print or Type

Ashley Mutch  
Signature of Owner (Affiant)  
Ashley Mutch  
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of Jan, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Elliot & Ashley Mutch

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

[Signature]  
Notary Public

My Commission Expires 03/09/2020

Affidavit request basis:

We are requesting the zoning variance for the proposed garage addition for the following reasons:

- 1) Covered parking spaces for 2 cars to accommodate our family of 4, particularly in poor weather conditions
- 2) Additional storage space is needed for 2 young children which includes strollers, additional car seats, storage of large baby items, etc.
- 3) The location of the garage is ideal for easy access into the main level of the home and meets these other considerations:
  - 1) It would be located on the side of the house with the larger side yard with direct entrance to the mud room/kitchen side of the home.
  - 2) The garage as proposed would be built within the existing driveway.
  - 3) As an alternative, a free-standing garage located in the back of the house would have to be built on a steep downward sloping elevation which would require greater engineering and present additional building risks and challenges.

Thank you for your consideration,  
Ashley and Elliot Mutch



Property Description:  
8 Swanhill Drive, 21208

Lot No. 3, Block A, on Plat entitled "Plat one, Halcyon Gate" which Plat is recorded among the Land Records of Baltimore County in Plat Book W.J.R. No. 27 folio 114.

West side of Swanhill Drive, 400' south of centerline of the intersection with Keyser Road. Containing 34,412 sq. ft. of land in Election District 3, Councilmatic District 2.

2018-0189-A

# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN LEWIS

**DATE:** 1/21/2018

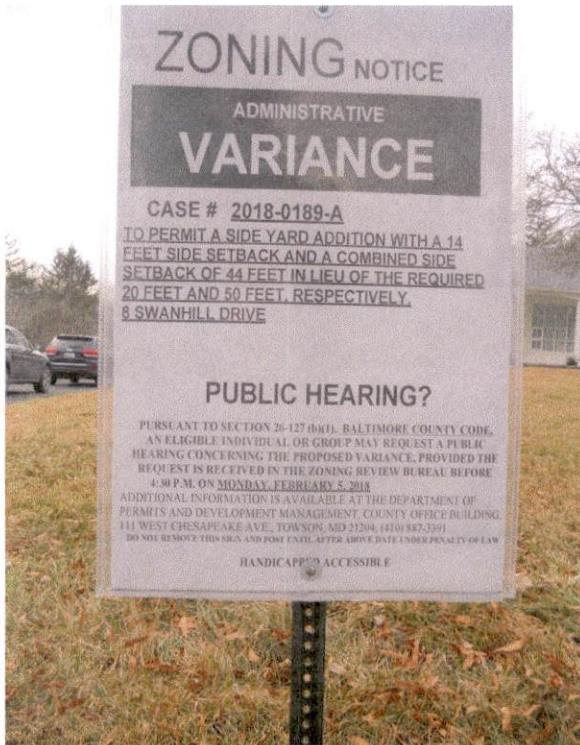
**Case Number:** 2018-0189-A

**Petitioner / Developer:** J. S. DALLAS, INC. ~ MUTCH

**Date of Closing:** FEBRUARY 5, 2018

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:  
8 SWANHILL DRIVE

**The sign(s) were posted on: JANUARY 21, 2018**



Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030  
(City, State, Zip of Sign Poster)

410 - 666 - 5366  
(Telephone Number of Sign Poster)

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2018- 0189 -A Address 8 SWANHILL DR, 21208

Contact Person: JASON SCHEIDMAN Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 1/12/18 Posting Date: 1/21/18 Closing Date: 2/5/18

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 2018- 0189 -A Address 8 SWANHILL DR.

Petitioner's Name MUTCH Telephone 410-207-9244

Posting Date: 1/21/18 Closing Date: 2/5/18

Wording for Sign: TO PERMIT A SIDE YARD ADDITION WITH A 14 FEET SIDE SET BACK  
AND A COMBINED SIDE SET BACK OF 44 FEET IN LIEU OF THE REQUIRED  
20 FEET AND 50 FEET, RESPECTIVELY.

Revised 6/30/2018

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW OFFICE**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Case Number: 2018-0189-A

Property Address: 8 SWANHILL DR., 21208

Property Description: \_\_\_\_\_

Legal Owners (Petitioners): ELLIOT + ASHLEY MUTCH

Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: Elliot Mutch

Company/Firm (if applicable): \_\_\_\_\_

Address: 8 Swanhill Dr.  
Pikesville MD, 21208

Telephone Number: 410-207-9244



**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET AND FINANCE  
MISCELLANEOUS CASH RECEIPT**

**NO. 161187**

Date: 1/12/18

| Fund | Dept | Unit | Sub Unit | Rev     | Sub  | Dept | Obj | BS Acct | Amount   |
|------|------|------|----------|---------|------|------|-----|---------|----------|
|      |      |      |          | Source/ | Rev/ |      |     |         |          |
| 001  | 806  | 0000 |          | 6.50    |      |      |     |         | \$ 75.00 |
|      |      |      |          |         |      |      |     |         |          |
|      |      |      |          |         |      |      |     |         |          |
|      |      |      |          |         |      |      |     |         |          |
|      |      |      |          |         |      |      |     |         |          |

Total: \$ 75.00

Rec From: MUTCH

For: 2018-0189-1

**DISTRIBUTION**

WHITE - CASHIER    PINK - AGENCY    YELLOW - CUSTOMER    GOLD - ACCOUNTING  
PLEASE PRESS HARD!!!!

**PAID RECEIPT**

BUSINESS ACTUAL TIME 000  
1/12/2018 1/12/2018 11:07:39 5  
SBO MFG - BELKIN LKS  
RECEIPT # 940647 1/12/2018 (FL)  
Dept 5 329 ZONING VERIFICATION  
CP NO. 131127  
Recpt Tot 175.00  
175.00 CK 4.00 CA  
Baltimore County, Maryland

**CASHIER'S  
VALIDATION**



KEVIN KAMENETZ  
*County Executive*

ARNOLD JABLON  
*Deputy Administrative Officer  
Director, Department of Permits,  
Approvals & Inspections*

February 6, 2018

Elliott & Ashley Mutch  
8 Swanhill Drive  
Pikesville MD 21208

RE: Case Number: 2018-0189 A, Address: 8 Swanhill Drive

Dear Mr. & Ms. Mutch:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 12, 2017. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel  
J S Dallas, P O Box 26, Baldwin MD 21013

**MDOT**  
MARYLAND DEPARTMENT  
OF TRANSPORTATION  
STATE HIGHWAY  
ADMINISTRATION

Larry Hogan  
Governor  
Boyd K. Rutherford  
Lt. Governor  
Pete K. Rahn  
Secretary  
Gregory Slater  
Administrator

Date: 1/22/18

Ms. Kristen Lewis  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2018-0189-A

*Administrative Variance  
Elliott & Ashley Mutch  
8 Scenic Drive*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.  
Metropolitan District Engineer  
Maryland Department of Transportation  
State Highway Administration  
District 4 - Baltimore and Harford Counties

WW/RAZ

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge  
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and  
Sustainability (EPS) - Development Coordination

DATE: January 24, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0189-A  
Address 8 Swanhill Drive  
(Mutch Property)

Zoning Advisory Committee Meeting of **January 29, 2018.**

X The Department of Environmental Protection and Sustainability has no  
comment on the above-referenced zoning item.

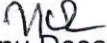
Reviewer: Steve Ford

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits, Approvals  
And Inspections

**DATE:** January 31, 2018

**FROM:**   
Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For January 29, 2018  
Item No. 2018-0188-A, 0189-A and 0190-SPH

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

\*

\*

\*

\*

\*

VKD: cen  
cc: file

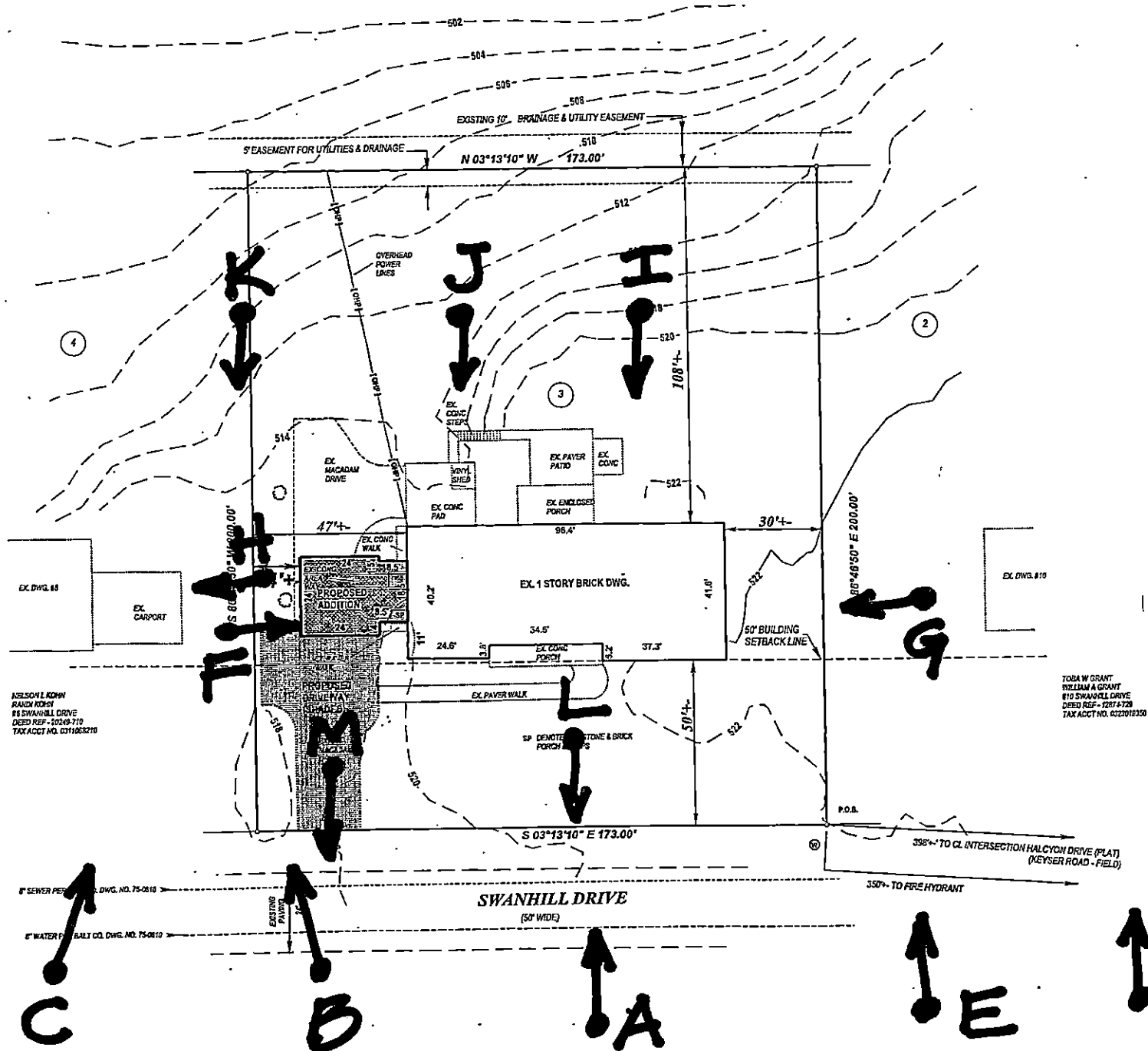


## **#8 SWANHILL PHOTO KEY**

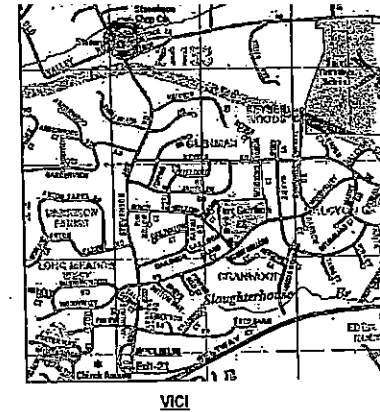
- A** FRONT # 8
- B** FRONT #6 AND #8 IN NEW ADDITION VICINITY
- C** FRONT #6
- D** FRONT #10
- E** FRONT #8 AND #10
- F** SIDE OF #8 IN NEW ADDITION VICINITY
- G** OPPOSITE SIDE #8
- H** SIDE #6 NEAREST NEW ADDITION
- I** REAR #8
- J** REAR #8
- K** REAR #8 AND #6 IN NEW ADDITION AREA
- L** FRONT #7 ACROSS STREET
- M** FRONT #5 AND #7 ACROSS STREET



SECTION 1  
STEVENSON RIDGE  
(24-63)

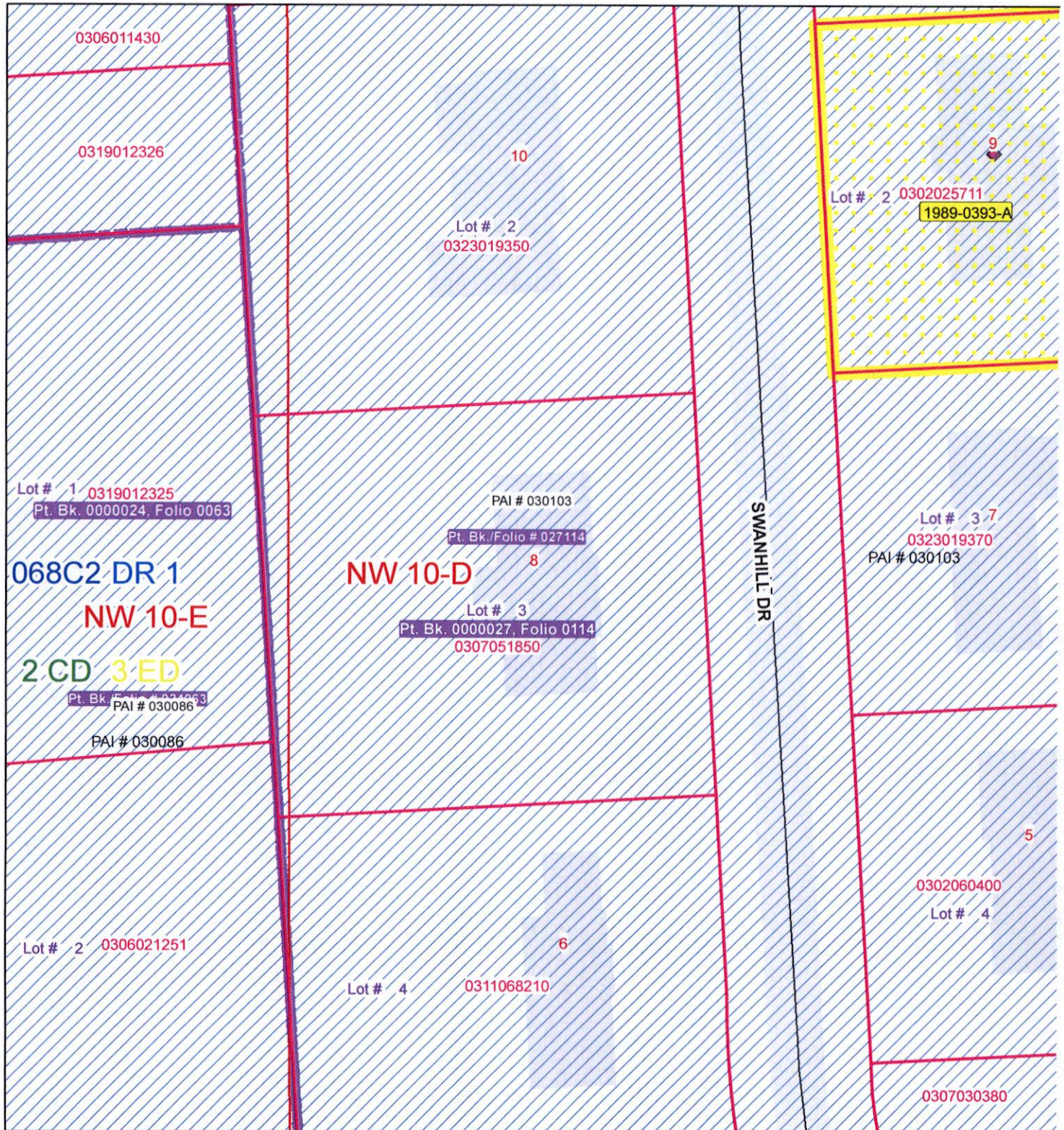


#8 SWANHILL DRIVE  
PHOTO KEY  
PLAN VIEW





# 8 Swanhill Road



Publication Date: 1/12/2018



Publication Agency: Permits, Approvals & Inspections  
Projection/Datum: Maryland State Plane,  
FIPS 1900, NAD 1983/91 HARN, US Foot

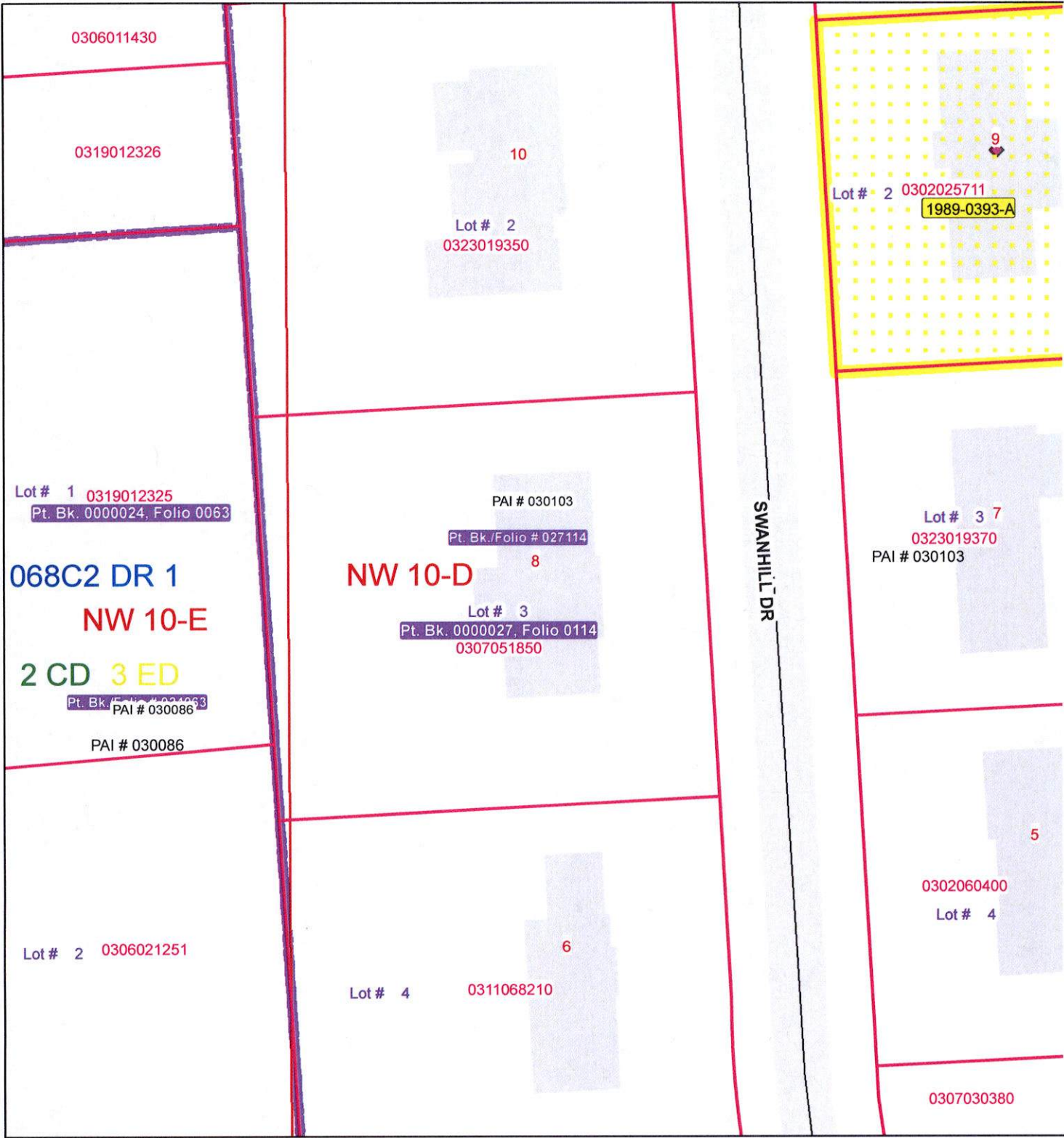


0 15 30 60 90 120 Feet

1 inch = 60 feet



8 Swanhill Road



Publication Date: 1/12/2018



Publication Agency: Permits, Approvals & Inspections  
Projection/Datum: Maryland State Plane,  
FIPS 1900, NAD 1983/91 HARN, US Foot



0 15 30 60 90 120 Feet

1 inch = 60 feet

**C H E C K L I S T**

| <u>Comment<br/>Received</u>     | <u>Department</u>                                                     | <u>Support/Oppose/<br/>Conditions/<br/>Comments/<br/>No Comment</u> |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------|
| _____                           | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | _____                                                               |
| <u>1-24</u>                     | DEPS<br>(if not received, date e-mail sent _____)                     | <u>NC</u>                                                           |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                               |
| _____                           | PLANNING<br>(if not received, date e-mail sent _____)                 | _____                                                               |
| <u>1-22</u>                     | STATE HIGHWAY ADMINISTRATION                                          | <u>No objection</u>                                                 |
| _____                           | TRAFFIC ENGINEERING                                                   | _____                                                               |
| _____                           | COMMUNITY ASSOCIATION                                                 | _____                                                               |
| _____                           | ADJACENT PROPERTY OWNERS                                              | _____                                                               |
| <hr/>                           |                                                                       |                                                                     |
| ZONING VIOLATION                | (Case No. _____)                                                      |                                                                     |
| PRIOR ZONING                    | (Case No. _____)                                                      |                                                                     |
| <hr/>                           |                                                                       |                                                                     |
| NEWSPAPER ADVERTISEMENT         | Date: _____                                                           |                                                                     |
| SIGN POSTING                    | Date: <u>1-21-18</u> by <u>O'Keefe</u>                                |                                                                     |
| <hr/>                           |                                                                       |                                                                     |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                                     |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                                     |

Comments, if any: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                                                         |                                         | View GroundRent Redemption                       |                             | View GroundRent Registration                               |                         |
|------------------------------------------------------------------|-----------------------------------------|--------------------------------------------------|-----------------------------|------------------------------------------------------------|-------------------------|
| <b>Account Identifier:</b>                                       |                                         | <b>District - 03 Account Number - 0307051850</b> |                             |                                                            |                         |
| Owner Information                                                |                                         |                                                  |                             |                                                            |                         |
| <b>Owner Name:</b>                                               | MUTCH ELLIOTT<br>MUTCH ASHLEY           |                                                  | <b>Use:</b>                 | RESIDENTIAL                                                |                         |
| <b>Mailing Address:</b>                                          | 8 SWANHILL DRIVE<br>PIKESVILLE MD 21208 |                                                  | <b>Principal Residence:</b> | YES                                                        |                         |
|                                                                  |                                         |                                                  | <b>Deed Reference:</b>      | /39267/ 00091                                              |                         |
| Location & Structure Information                                 |                                         |                                                  |                             |                                                            |                         |
| <b>Premises Address:</b>                                         |                                         | 8 SWANHILL DR<br>PIKESVILLE 21208-               |                             | <b>Legal Description:</b><br>8 SWANHILL DR<br>HALCYON GATE |                         |
| <b>Map:</b>                                                      | <b>Grid:</b>                            | <b>Parcel:</b>                                   | <b>Sub District:</b>        | <b>Subdivision:</b>                                        | <b>Section:</b>         |
| 0068                                                             | 0011                                    | 0212                                             |                             | 0000                                                       |                         |
|                                                                  |                                         |                                                  |                             |                                                            | <b>Block:</b>           |
|                                                                  |                                         |                                                  |                             |                                                            | A                       |
|                                                                  |                                         |                                                  |                             |                                                            | <b>Lot:</b>             |
|                                                                  |                                         |                                                  |                             |                                                            | 3                       |
|                                                                  |                                         |                                                  |                             |                                                            | <b>Assessment Year:</b> |
|                                                                  |                                         |                                                  |                             |                                                            | 2017                    |
|                                                                  |                                         |                                                  |                             |                                                            | <b>Plat No:</b>         |
|                                                                  |                                         |                                                  |                             |                                                            | 1                       |
|                                                                  |                                         |                                                  |                             |                                                            | <b>Plat Ref:</b>        |
|                                                                  |                                         |                                                  |                             |                                                            | 0027/<br>0114           |
| <b>Special Tax Areas:</b>                                        |                                         |                                                  | <b>Town:</b>                |                                                            |                         |
|                                                                  |                                         |                                                  | NONE                        |                                                            |                         |
|                                                                  |                                         |                                                  | <b>Ad Valorem:</b>          |                                                            |                         |
|                                                                  |                                         |                                                  | <b>Tax Class:</b>           |                                                            |                         |
| <b>Primary Structure Built</b>                                   | <b>Above Grade Living Area</b>          | <b>Finished Basement Area</b>                    | <b>Property Land Area</b>   | <b>County Use</b>                                          |                         |
| 1963                                                             | 3,741 SF                                | 750 SF                                           | 34,412 SF                   | 04                                                         |                         |
| <b>Stories</b>                                                   | <b>Basement</b>                         | <b>Type</b>                                      | <b>Exterior</b>             | <b>Full/Half Bath</b>                                      | <b>Garage</b>           |
| 1                                                                | NO                                      | STANDARD UNIT                                    | BRICK                       | 2 full/ 2 half                                             |                         |
| <b>Last Major Renovation</b>                                     |                                         |                                                  |                             |                                                            |                         |
| Value Information                                                |                                         |                                                  |                             |                                                            |                         |
| <b>Base Value</b>                                                |                                         | <b>Value</b>                                     | <b>Phase-in Assessments</b> |                                                            |                         |
|                                                                  |                                         | As of                                            | As of                       |                                                            | As of                   |
|                                                                  |                                         | 01/01/2017                                       | 07/01/2017                  |                                                            | 07/01/2018              |
| <b>Land:</b>                                                     | 133,800                                 | 133,800                                          |                             |                                                            |                         |
| <b>Improvements</b>                                              | 403,000                                 | 374,600                                          |                             |                                                            |                         |
| <b>Total:</b>                                                    | 536,800                                 | 508,400                                          | 508,400                     | 508,400                                                    |                         |
| <b>Preferential Land:</b>                                        | 0                                       |                                                  |                             | 0                                                          |                         |
| Transfer Information                                             |                                         |                                                  |                             |                                                            |                         |
| <b>Seller:</b> HICKOK WAYNE EMERY                                |                                         | <b>Date:</b> 08/09/2017                          |                             | <b>Price:</b> \$710,000                                    |                         |
| <b>Type:</b> ARMS LENGTH IMPROVED                                |                                         | <b>Deed1:</b> /39267/ 00091                      |                             | <b>Deed2:</b>                                              |                         |
| <b>Seller:</b> SHASHO JEAN                                       |                                         | <b>Date:</b> 10/15/2015                          |                             | <b>Price:</b> \$389,000                                    |                         |
| <b>Type:</b> NON-ARMS LENGTH OTHER                               |                                         | <b>Deed1:</b> /36764/ 00290                      |                             | <b>Deed2:</b>                                              |                         |
| <b>Seller:</b> PERKAL PAMELA                                     |                                         | <b>Date:</b> 06/06/1995                          |                             | <b>Price:</b> \$325,000                                    |                         |
| <b>Type:</b> ARMS LENGTH IMPROVED                                |                                         | <b>Deed1:</b> /11070/ 00596                      |                             | <b>Deed2:</b>                                              |                         |
| Exemption Information                                            |                                         |                                                  |                             |                                                            |                         |
| <b>Partial Exempt Assessments:</b>                               | <b>Class</b>                            | 07/01/2017                                       |                             | 07/01/2018                                                 |                         |
| <b>County:</b>                                                   | 000                                     | 0.00                                             |                             |                                                            |                         |
| <b>State:</b>                                                    | 000                                     | 0.00                                             |                             |                                                            |                         |
| <b>Municipal:</b>                                                | 000                                     | 0.00 0.00                                        |                             | 0.00 0.00                                                  |                         |
| <b>Tax Exempt:</b>                                               |                                         | <b>Special Tax Recapture:</b>                    |                             |                                                            |                         |
| <b>Exempt Class:</b>                                             |                                         | NONE                                             |                             |                                                            |                         |
| Homestead Application Information                                |                                         |                                                  |                             |                                                            |                         |
| <b>Homestead Application Status:</b> Application received        |                                         |                                                  |                             |                                                            |                         |
| Homeowners' Tax Credit Application Information                   |                                         |                                                  |                             |                                                            |                         |
| <b>Homeowners' Tax Credit Application Status:</b> No Application |                                         |                                                  |                             |                                                            |                         |
| <b>Date:</b>                                                     |                                         |                                                  |                             |                                                            |                         |



# ZAC AGENDA

Case Number: 2018-0188-A

Type: VARIANCE

Legal Owner: Richard & Nancy Hudes

Contract Purchaser

Critical Area : No Flood Plain: No Historic No Election Dist Third

Councilmanic Dist Second

Property Address: 11115 Hidden Trail DRIVE

Location: Ne/S of Hidden Trail Drive, +/- 738 ft. SE of the centerline of Shaded Brook Drive.

Existing Zoning: RC 5

Area: 1.02 acres

Proposed Zoning: VARIANCE:

To permit an existing accessory structure (chicken coup) and 2 accessory buildings (sheds) to be located in the side and front yards in lieu of the required rear yard only.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases: CC1714781

Closing Date:

Miscellaneous:

Case Number: 2018-0189-A

Primary Use: RESIDENTIAL

Reviewer: SeidelmanJason

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Elliott & Ashley Mutch

Contract Purchaser

Critical Area : No Flood Plain: No Historic No Election Dist Third

Councilmanic Dist Second

Property Address: 8 Swanhill DRIVE

Location: W/S of Swanhill Drive, 400 ft. S of the centerline of the intersection with Keyser Road

Existing Zoning: DR 1

Area: 34,412 sq. ft.

Proposed Zoning: ADMINISTRATIVE VARIANCE:

To permit a proposed dwelling addition with a 14 ft. side yard setback and combined side yards setback of 44 ft. in lieu of the required 20 ft. and 50 ft., respectively.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 2/5/2018 12:00:00AM

Miscellaneous:

A



B

















G















K





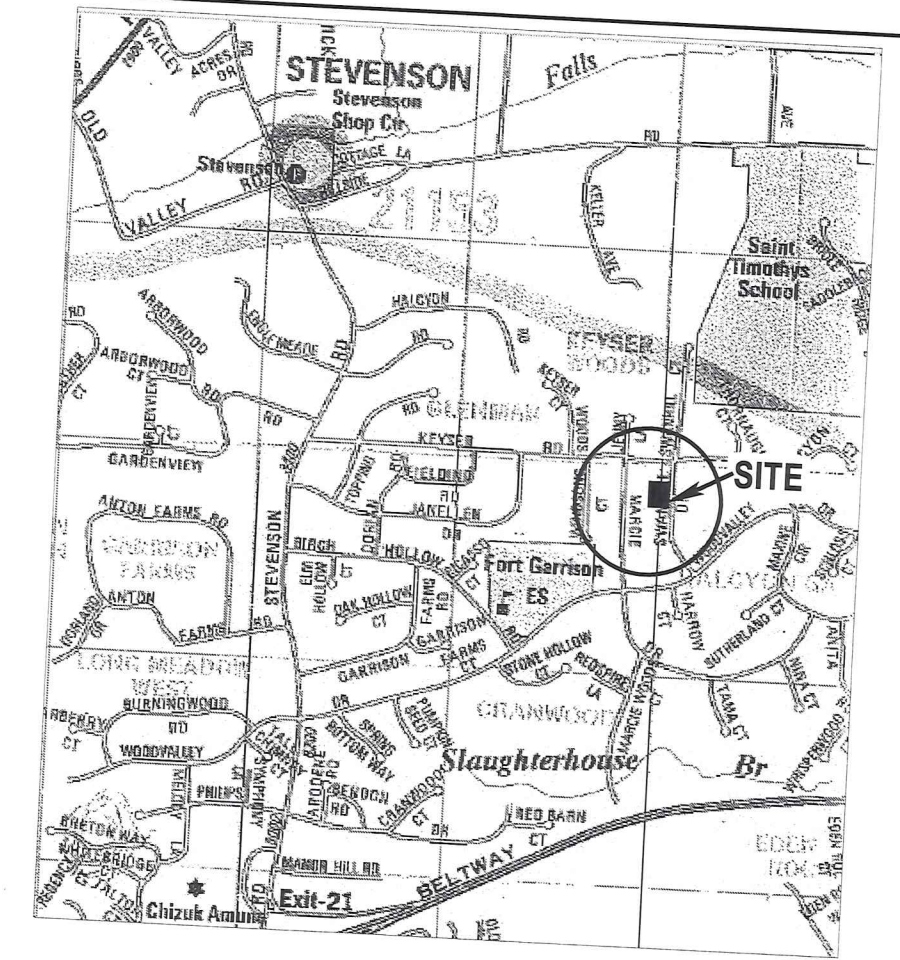
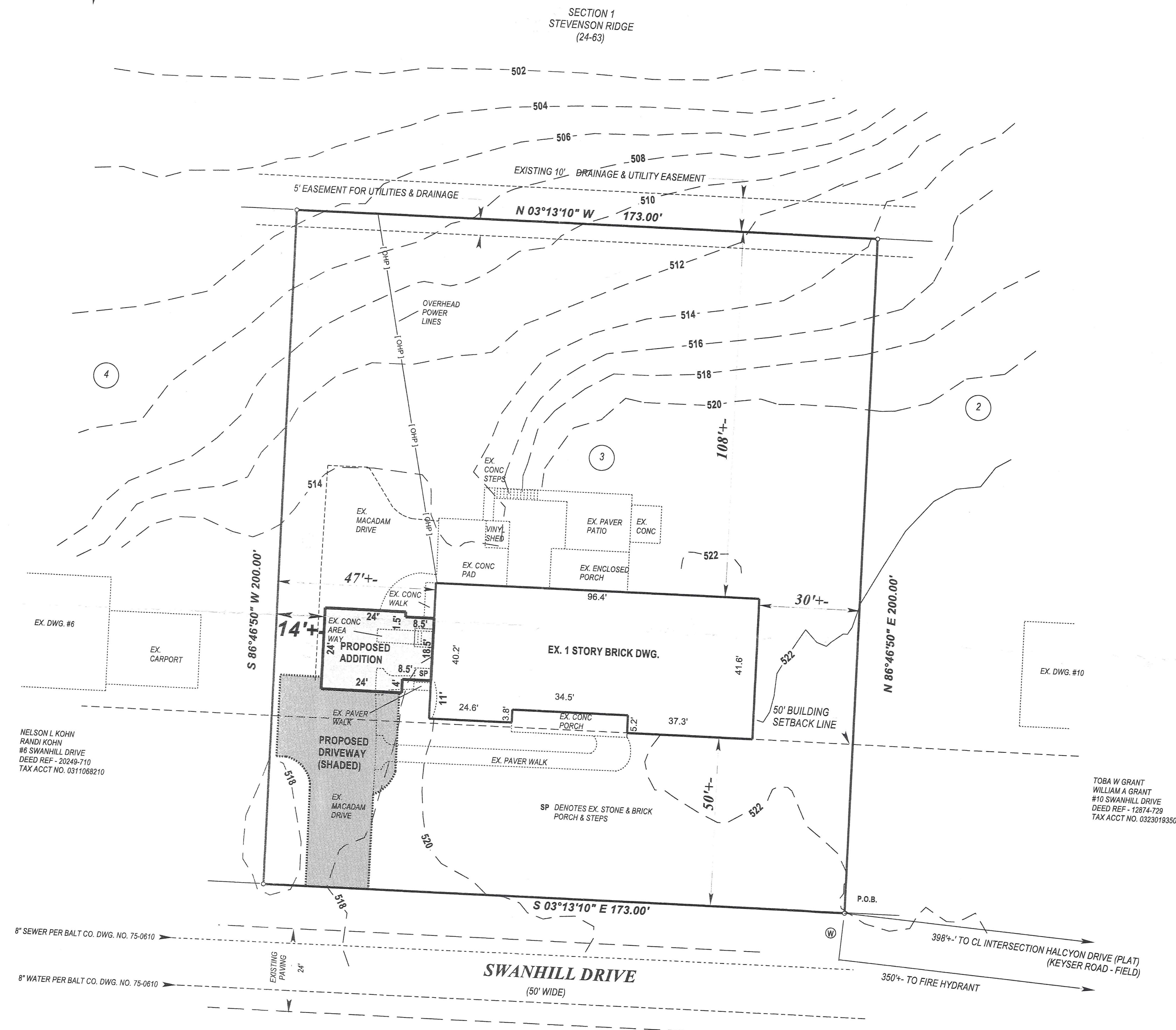
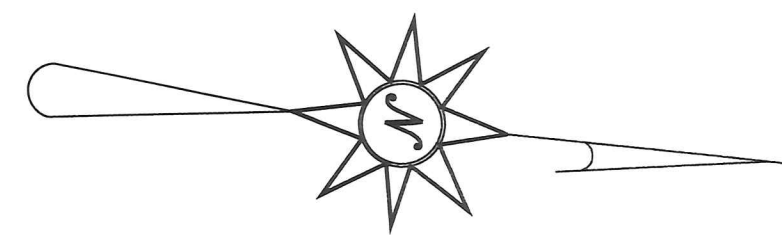






# GENERAL NOTES:

- OWNER: ELLIOTT MUTCH & ASHLEY MUTCH  
#8 SWANHILL DRIVE  
PIKESVILLE, MD. 21208  
PHONE 410-207-9244
- SITE AREA:  
GROSS: 38,925 Sq.Ft. OR 0.894 Ac.+-  
NET: 34,600 Sq. Ft. OR 0.794 Ac.+-
- BUILDING AREA:  
EX DWELLING 3795 SQ. FT.  
PROPOSED ADDITION 733 SQ. FT.  
PROPOSED TOTAL 4528 SQ. FT.
- UTILITIES:  
PUBLIC SEWER  
PUBLIC WATER  
PUBLIC STORM DRAIN
- THE SITE LIES WITHIN ZONE "X" AS SHOWN  
ON F.I.R.M. 2400100240F DATED SEPTEMBER 26, 2008.
- DR 1 SETBACKS:  
REAR - 50'  
SIDE - 20' (SUM = 50')  
FRONT - 50'
- MAX. BLDG. HEIGHT - 50'
- MIN. LOT AREA PER DWELLING - 40,000 SQ. FT.  
MIN. LOT WIDTH - 150'
- EX. STRUCTURE = 21'- HIGH
- DEED REF.: JLE 39267-91
- TAX ACCOUNT: #0307051850
- COUNCILMANIC DISTRICT: 2
- WATERSHED: JONES FALLS
- ZONING: DR 1  
(PER 200' BALT. CO. "MY NEIGHBORHOOD" WEBSITE) **VESTED R-40**
- TAX MAP: #0068, GRID 001, PARCEL 0212, LOT 3, BLOCK A
- NO KNOWN PREVIOUS ZONING CASES ON FILE.
- NO KNOWN PERMITS ON FILE.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY  
CRITICAL AREA.
- THERE ARE NO HISTORIC FEATURES ON THE SITE NOR  
IS THE SITE ITSELF HISTORIC.
- NO KNOWN PREVIOUS DRC MEETINGS
- CENSUS TRACT: 4038-02
- PROPOSED ADDITION IS ONE STORY, UNDER 20' HEIGHT.



VICINITY MAP

1"=2000'

## SITE PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

NO. 8 SWANHILL DRIVE

LOT 3 BLOCK "A"  
(27:114)  
PLAT ONE

HALCYON GATE  
3RD ELECTION DISTRICT  
BALTIMORE COUNTY, MD.

12-29-2017

SCALE: 1"=20'



2018-0189-A

J.S. DALLAS, INC.

SURVEYING & ENGINEERING  
P.O. BOX 26  
BALDWIN, MD.  
(410)-817-4600



12-29-2017  
DATE

|           |          |          |
|-----------|----------|----------|
| FILE NAME | DATE     | DRAWN BY |
| NL3 TRV   | 1-3-2018 | R.N.G.   |
| SCALE     | REVISION | SHEET    |
| 20 FVIn   |          |          |
| JOB       |          |          |
| SWANHILL  |          |          |



1. OWNER: ELLIOTT MUTCH & ASHLEY MUTCH  
#8 SWANHILL DRIVE  
PIKESVILLE, MD. 21208  
PHONE 410-207-9244

2. SITE AREA:  
GROSS: 38,925 Sq.Ft. OR 0.894 Ac.+  
NET: 34,600 Sq. Ft. OR 0.794 Ac+-

3. BUILDING AREA:

|                   |              |
|-------------------|--------------|
| EXIST DWELLING    | 3795 SQ. FT. |
| PROPOSED ADDITION | 733 SQ. Ft.  |
| PROPOSED TOTAL    | 4528 SQ. FT. |

4. UTILITIES:  
PUBLIC SEWER  
PUBLIC WATER  
PUBLIC STORM DRAIN

5. THE SITE LIES WITHIN ZONE "X" AS SHOWN  
ON F.I.R.M. 2400100240F DATED SEPTEMBER 26, 2008.

6.DR 1 SETBACKS:  
 REAR - 50'  
 SIDE - 20 (SUM = 50')  
 FRONT - 50'

MAX. BLDG. HEIGHT - 50'

MIN. LOT AREA PER DWELLING - 40,000 SQ. FT.  
MIN. LOT WIDTH - 150'

7. EX. STRUCTURE = 21'+- HIGH

8. DEED REF.: JLE 39267-91

9. TAX ACCOUNT: #0307051850

10. COUNCILMANIC DISTRICT: 2

## 12. WATERSHED: JONES FALLS

13. ZONING: DR 1  
(PER 200' BALT. CO. "MY NEIGHBORHOOD" WEBSITE) **VESTED R-40**

14. TAX MAP: #0068, GRID 001, PARCEL 0212 , LOT 3, BLOCK A

15. NO KNOWN PREVIOUS ZONING CASES ON FILE.

16. NO KNOWN PERMITS ON FILE.

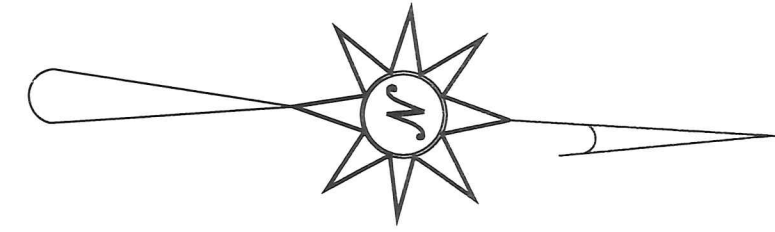
17. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

18.THERE ARE NO HISTORIC FEATURES ON THE SITE NOR IS THE SITE ITSELF HISTORIC.

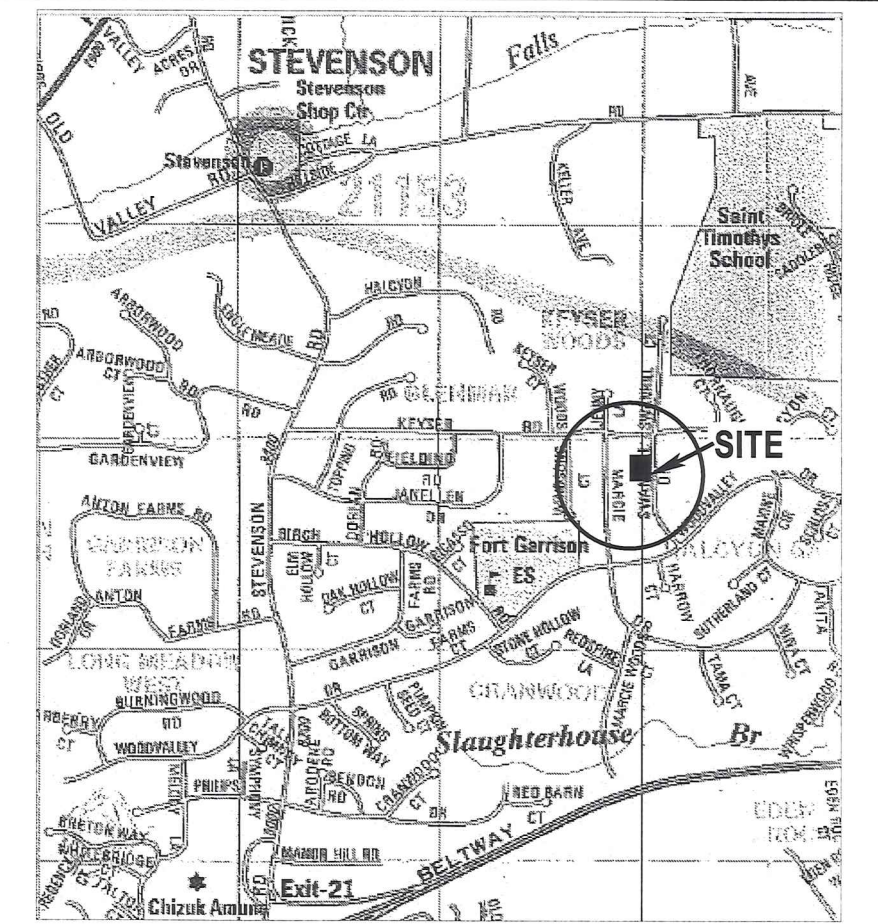
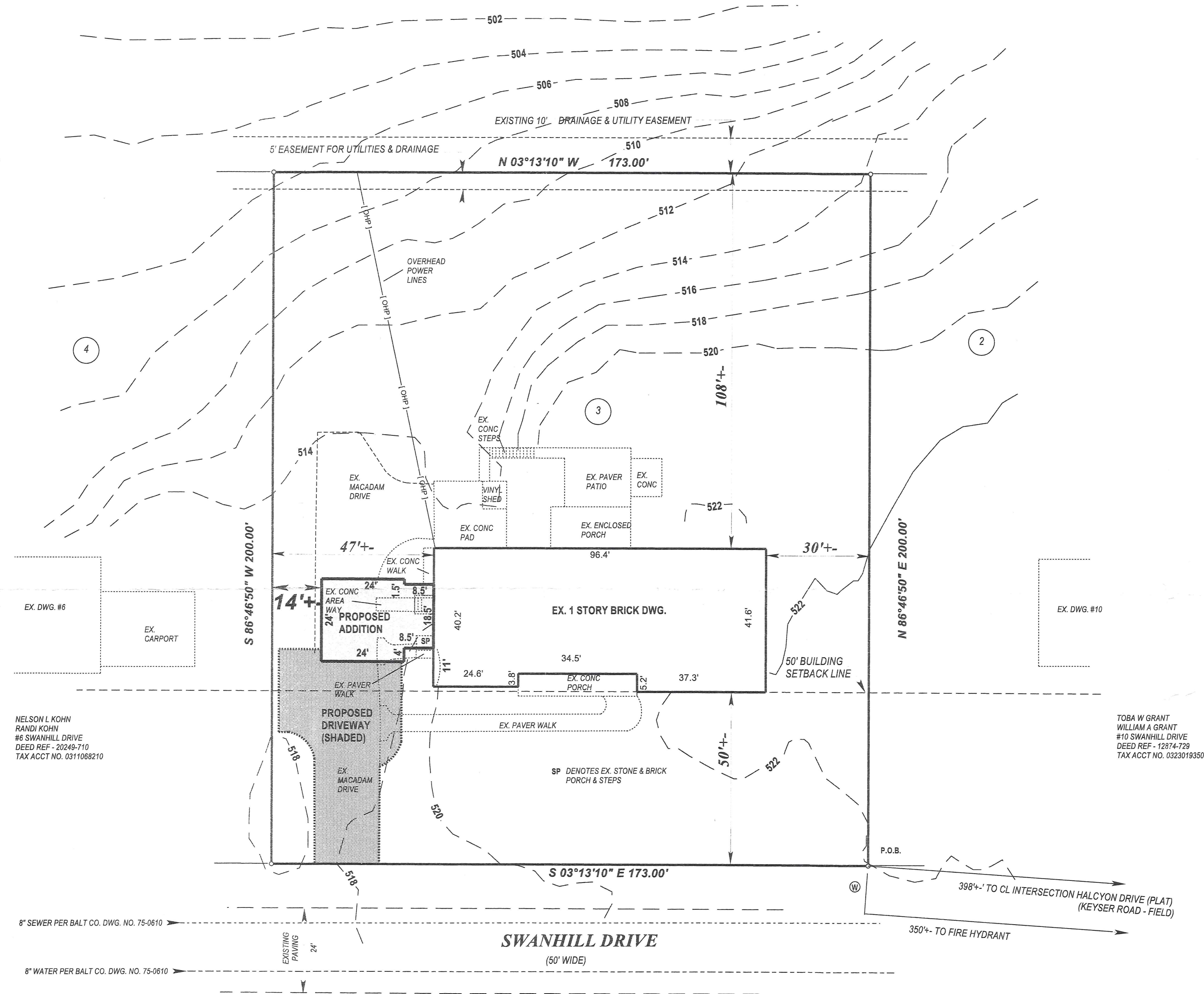
19. NO KNOWN PREVIOUS DRC MEETINGS

20. CENSUS TRACT: 4038-02

21. PROPOSED ADDITION IS ONE STORY, UNDER 20' HEIGHT.



SECTION 1  
STEVENS ON RIDGE  
(24-63)

VICINITY MAP $1'' = 2000'$ 

**SITE PLAN TO ACCOMPANY  
PETITION FOR  
ZONING VARIANCE**

**NO. 8 SWANHILL DRIVE**

LOT 3 BLOCK "A"  
(27:114)  
PLAT ONE

**HALCYON GATE**  
3RD ELECTION DISTRICT  
BALTIMORE COUNTY, MD.

12-29-2017

**SCALE: 1"=20'**



|           |          |          |
|-----------|----------|----------|
| FILE NAME |          |          |
| NL3.TRV   |          |          |
| SCALE     | DATE     | DRAWN BY |
| 20 F/In   | 1-3-2018 | R.N.G.   |
| JOB       | REVISION | SHEET    |
| SWANHILL  |          |          |

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12-29-2017  
DATE

2018-0189-A

Pet. Exh. 1